

Regeneration and Economic Development Department

APPLICATION NO: 21/00941/FUL

APPLICANT: Miss Amy Hughes

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A PART TWO STOREY/PART SINGLE STOREY SIDE EXTENSION TOGETHER WITH THE ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 10 Fernbank Avenue, Roby, Knowsley, L36 9UD,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours.

As a result 2 representation have been received and are summarised as follows:-

One resident sought clarification on the size of the rear element and proposed construction methods. No objection has since been raised.

One resident raised concerns over the windows proposed in the side elevation, on the grounds that they would cause overlooking and would open onto their land. They also raised concerns that during the construction phase, scaffolding would have to go on their land. However, this would not be a planning consideration.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a two-storey, semi-detached, located on Fernbank Avenue. Permission is sought for the erection of a part two-storey, part single storey extension to the side of the dwelling. The two-storey element would be set back 1m from the principal elevation and would span the remain depth of the dwelling to align with the existing rear elevation. It would have a hipped roof attaining a maximum height of 7.6m. The single storey element would have a depth of 1.6m and would join into the side of the existing porch. It would be finished with a lean-to roof reaching 3.6m in height.

The proposal also includes a single storey, flat roofed extension to the rear. It would measure 3m in depth, by a width of 8.5m, spanning both the original dwelling and the proposed side extension. The flat roof would attain a height of 3.4m.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

Overall, the design and scale of the proposal is considered acceptable for the dwelling. The first floor of the side extension would be stepped back 1m from the principal elevation and the ridge height would be below the main roof line, which together would ensure the addition appears subservient on the host dwelling. The hipped roof would echo main roof and generally the appearance of the extension would harmonise with the original property. The single storey extension to the side would link into the existing porch and would not project beyond the existing ground floor building line.

The rear extension would be finished with a flat roof. Given the position within the rear garden area, there will be minimal views of this element. The facing materials on extensions are proposed to match the existing. Overall, the proposal would appear to reflect the character of the dwelling and would not detract from the visual amenity of the area.

The two-storey extension would sit along the sharded side boundary with 12 Fernbank Avenue. It would mostly sit adjacent to the detached garage and driveway of this property, with the dwelling itself set further in from the boundary and angled away from the application property. No .12 has a single storey element to the side, which contains several ground floor windows in the side elevation. Given the layout of the site, the rear of this section is approximately 3.5m from the side boundary, with this distance increasing to over 6.5m towards the front. The property is also angled away from the application site, so that the side elevation of no.12 partially faces towards the highway, rather than directly towards the proposed side extension. Given this layout it is not considered that the proposal would appear over bearing or unduly affect the outlook of this dwelling. There are two high level windows proposed in the side elevation facing the common boundary, however they would serve a utility and w/c and are shown as obscure glazing. A condition could be attached to ensure they remain obscurely glazed and fixed shut to preserve the privacy levels of the amenity space to the side of No.12.

Regarding the rear extension, it would adjoin a similar depth extension on the attached dwelling, 8 Fernbank Avenue and it would be partially screened by the existing garage at no.12. The proposed 3m projection would conform with the guidance set within the Householder SPD and would not be considered detrimental to the amenity levels of any of the surrounding residents.

The property currently has a single driveway to the front. It also a garage attached to the side, which is proposed for removal, however the internal dimensions are inadequate to count as a useable parking space. The proposal would increase the total number of bedrooms from three to four within the property.

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In line with the Council's parking standards as set within the Householder SPD, a property of this scale would be expected to provide three in-curtilage parking spaces.

The proposed site plan indicates that one additional space could be accommodated to the front of the property. While this would fall short of the parking standards, it should be noted that they are maximum standards and the proposal would still represent an overall increase in the levels of in-curtilage parking. It therefore is considered that the proposed parking would be acceptable within this location and the development would not result in such a demand for parking that would be detrimental to the safety of the surrounding highway.

CONCLUSION

The proposed extension is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 3) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 4) No part of the development hereby permitted shall be used or occupied until the proposed ground windows on the side elevation as indicated on drawing AC-EP(NW)SE-005 Rev.A; has been glazed with obscure glass to level 4/5. The window shall be fixed shut and shall be retained as such with level 4/5 obscure glazing at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, , and the National Planning Policy Framework.

- 5) No part of the development hereby permitted shall be brought into use until the area of hardstanding shown on drawing no AC-EP-GFP-PP12 REV.A; received on

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27/01/2022; has been laid out in accordance with that plan. The hardstanding shall be made available for the parking of cars at all times thereafter that the proposed development is in use.

Reason: To ensure adequate garaging/off street parking provision is retained and thereby avoid the harm to amenity, safety or convenience caused by on street parking and to comply with Policies T6 and DQ1 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/12/2021	AC-EP-GFP-002	REV.A	EXISTING AND PROPOSED GROUND FLOOR PLAN
13/12/2021	AC-EP-FE-003A	REV.A	EXISTING AND PROPOSED FRONT ELEVATIONS
13/12/2021	AC-EP-RE-004B	REV.A	EXISTING AND PROPOSED REAR ELEVATIONS
13/12/2021	AC-EP(NW)SE-005	REV.A	EXISTING AND PROPOSED SIDE ELEVATIONS
13/12/2021	AC-EP-FFP-07	REV.A	EXISTING AND PROPOSED FIRST FLOOR PLAN
27/01/2022	AC-EP-GFP-PP12	REV.A	EXISTING AND PROPOSED PARKING

Informatives

Louise Everard

2 February 2022

Alan Kilroe

4 February 2022

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